



## HIGH STREET IXWORTH, IP31 2HN

£290,000  
FREEHOLD

A beautifully presented and truly charming character home, in the heart of a vibrant and thriving village.

This detached two-bedroom stable conversion has been lovingly renovated and offers a perfect blend of traditional character and contemporary style. From the moment you step inside, it's clear this home has been finished to a high standard throughout.

The generous sitting room comfortably accommodates a dining area and opens onto a private, enclosed garden—ideal for both relaxing and entertaining. The sleek kitchen/breakfast room is both stylish and practical, complemented by a separate utility room for added convenience.

Two well-proportioned bedrooms are served by a luxurious four-piece bathroom suite, offering space, comfort, and a touch of indulgence. Benefitting from a private walled garden and parking space this Grade II listed property is a perfect choice for those seeking privacy, charm, and modern living in a picturesque village setting.

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# HIGH STREET

- Stunning Detached Stable Conversion In Central Village
- Location • 2 Double Bedrooms Tastefully Decorated • Luxury Bathroom Suite With Bath And Separate Shower • Gas Central Heating - Boiler Just 4 Years Old • Single Storey Living In Quiet Location • Private Enclosed Walled Garden • Private Parking Space • Close To Shops And Amenities • Viewing Is Essential - Prepared To Be Impressed! • See Inside Today With Our 3D Tour



## Entrance Hall

A bright welcoming entrance hall with storage cupboards.

## Kitchen/Breakfast Room

An very stylish and modern kitchen being well designed with a good range of wall and base cupboard and drawer units. Ample work surfaces with inset sink and drainer with mixer taps. Built in appliances include slimline dishwasher, electric oven, hob and extractor unit, microwave and fridge freezer. A pantry style cupboard providing additional storage space for kitchen essentials. Window to side aspect.

## Utility Room

A useful room with plumbing for washing machine and space for tumble dryer. Work surface. Radiator and gas boiler installed 4 years ago.

## Sitting Room/Dining Room

Beautiful designed split level room with attractive brick fireplace and bow window to side aspect. Exposed wall timbers. Recessed lighting and radiator. The raised dining area has French doors which lead to the private garden.

## Inner Hallway

Built in storage cupboard and sky light offering a bright space.  
Loft access and electric heater.

## Bedroom 1

A stunning room with double aspect and beautiful decor featuring wood panelling. Radiator.

## Bedroom 2

Generous size with side aspect. Radiator.

## Bathroom

Luxury bathroom suite comprising of panelled bath having central taps with shower attachment, separate shower cubicle with part tiled walls. WC and wash basin, tiled floor and side aspect.

## Garden

The delightful and private walled garden has raised garden beds with climbing plants and shingled seating area. Side gate access and French doors return to the sitting room.

## Parking

Driveway to parking space next to the property.

## Agent's Note

A new gas boiler was installed about 4 years ago.





## HIGH STREET





Energy Efficiency Rating		
	Current	Potential
Very energy efficient - lower running costs		
(92 plus) A		
(81-91) B		
(69-80) C		
(55-68) D		
(39-54) E	53	71
(21-38) F		
(1-20) G		
Not energy efficient - higher running costs		
England & Wales	EU Directive 2002/91/EC	

EPC Rating: E Council Tax Band: C

Agents Note: Whilst every care has been taken to prepare these particulars, they are for guidance purposes only. All measurements are approximate and are for general guidance purposes only and whilst every care has been taken to ensure their accuracy, they should not be relied upon and potential buyers/tenants are advised to recheck the measurements

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